

**THE HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS
PLAT PROJECT NARRATIVE**

July 15, 2017

Project: Issaquah Highlands
The High Street Collection at Issaquah Highlands – Plat

Table of Contents

- I. Application Information 2
- II. Background..... 4
 - Summary of Proposed Action 4
 - Permit History 5
- III. Development Standards and Regulations 5
 - Main Body of the Development Agreement..... 5
 - Appendix A: Issaquah Highlands Guiding Principles 6
 - Appendix B: Land Use Development Standards 8
 - Appendix C: Quarry Area Development Standards 9
 - Appendix D: Stormwater Management and Ground Water Protection..... 9
 - Appendix E: Critical Areas Development Standards 11
 - Appendix F: Water Service..... 12
 - Appendix G: Sewer Service 12
 - Appendix H: Urban Road Design Standards..... 13
 - Appendix I: SEPA Compliance 14
 - Appendix J: Master Transportation Financing Agreement (MTFA) 14
 - Appendix K: Capital Facilities Plan 15
 - Appendix L: Processing 15
 - Appendix M: Elections and Modifications 15
 - Appendix N: Development Standards..... 15
 - Appendix O: Parking..... 16
 - Appendix P: Landscaping Standards 16
 - Appendix Q: Sign Standards..... 16
 - Appendix R: Affordable Housing Standards..... 16
 - Appendix S: Issaquah Highlands Urban Design Guidelines..... 16
 - Appendix T: Urban Trail Standards 17
 - Appendix U: Parks Plazas and Woonerfs 17

NARRATIVE

I. Application Information

Project: The High Street Collection at Issaquah Highlands

Property Owner: IHIF COMMERCIAL, LLC
C/O Shelter Holdings, LLC
11624 SE 5th Street, Suite 210
Bellevue, WA 98005

Contact: Tia Heim

Survey: Core Design, Inc.
14711 NE 29th Place, Suite 101
Bellevue, WA 98007

Contact: David Cayton

Architect: Weinstein A+U
2200 Western Avenue, Suite 301
Seattle, WA 98121

Contact: Ed Weinstein

Engineer: KPFF Consulting Engineers
1601 5th Avenue, Suite 1600
Seattle, WA 98101

Contact: Mark Veldee

Request: Pursuant to the Sections 3.23 and 6 of the Grand Ridge Annexation and Development Agreement (“Development Agreement”), the Applicant, IHIF Commercial LLC, submits this application for approval of a Preliminary Plat (“Plat”) establishing 10 lots in 5 blocks within the Property and allocating existing Allowable Development under the Issaquah Highlands Development Agreement across those 5 blocks. This application does not include or propose any change to the Development Agreement or the amount or type of development contemplated thereunder. The “Property” consists of 934,971 SF, or 21.46 acres. The total Allowable Development allocated to the Property pursuant to the Development Agreement - includes 1,630,337 SF of commercial, 225,250 SF of retail, and three (3) residential units. The Plat does not propose construction of any structures; rather, the

allocation of Allowable Development included in the Plat will be implemented by future specific development proposals. The Applicant anticipates that the future development on the lots created by this Plat could include buildings reaching up to 8-story heights, some of which may include ground level retail, with parking provided either on-grade, below-grade or in a parking structure. Applicant intends that the future build out of the Property will be integrated into the existing Issaquah Highlands community and will comply with the Development Standards set forth in the Development Agreement.

Location: The Property is located west of 9th Ave NE and north of NE Discovery Drive. NE High Street is located to the north of the site. The approved Westridge Townhomes development will be located to the west of the site. A full legal description is provided with the application.

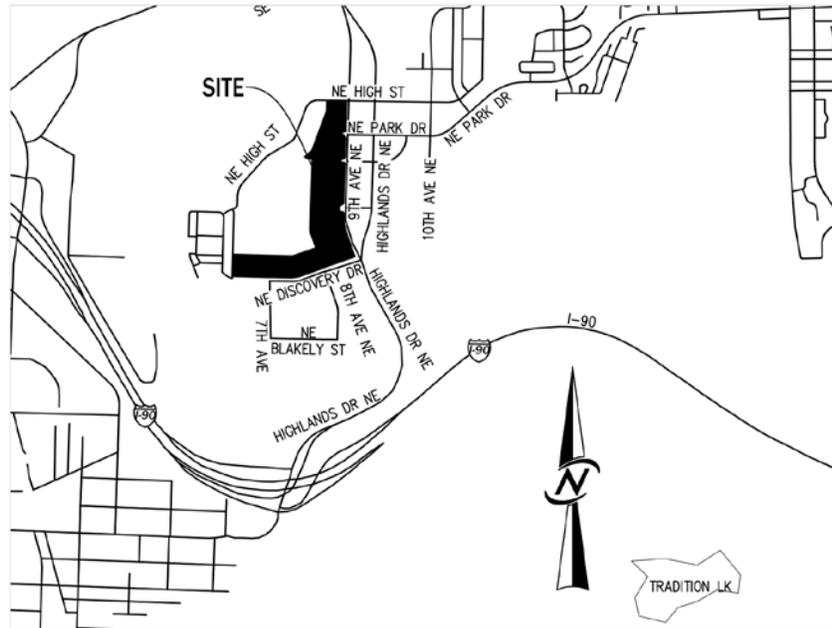
Existing Land Use: The subject site is not developed. The surrounding land uses are:

- North: NE High Street
- East: 9th Avenue NE and Grand Ridge Plaza
- South: NE Discovery Drive and Swedish Hospital
- West: NE High Street, West Highlands Park community, and vacant land that will become the Westridge Townhome community.

Zoning: Urban Village and subject to the Grand Ridge Annexation and Development Agreement [2 Party], as amended (the “Development Agreement”)

Comprehensive Plan: Sub-area: Issaquah Highlands
Land Use: Urban Village
For comprehensive plan policies, see Section III (Development Standards and Regulations).

Vicinity Map:



II. Background

Summary of Proposed Action

This High Street Collection Plat establishes 10 lots within 5 blocks and allocates the existing Allowable Development from the Development Agreement across the Property. The High Street Collection Property is located in Development Area 4 of Issaquah Highlands and consists of approximately 21.46 acres. The Plat establishes anticipated utility connections and improvements to be made in connection with specific development proposals on a block-by-block or lot-by-lot basis. The Plat allows the Property to be planned and built-out on a block-by-block or lot-by-lot basis going forward. Development implementing the Plat will be consistent with the Development Regulations set forth in the Development Agreement as well as the CC&Rs for Issaquah Highlands. Specific elements like parking, pedestrian connections and open space areas will be determined in connection with future development proposals to implement the Plat. The public right-of-way connections (NE Federal Drive, NE Ellis Drive, 8th Ave NE, and 7th Ave NE) that will eventually divide the 5 blocks, are shown as future right-of-way tracts, which shall be built and dedicated as public streets in connection with development on the adjacent lot/block(s) (unless built and dedicated sooner in connection with neighboring projects to be constructed by a separate developer). Note: NE Ellis Drive and 7th Ave NE connections are to be completed through the approved, adjacent Westridge Townhomes development. The streets to be constructed along the shared property line between the subject property and the adjacent Polygon project shall be dedicated as public streets.

Vehicular access to the Property is provided via frontage along 9th Ave NE and NE Discovery Drive (and will eventually be provided via connections with NE Federal Drive, NE Ellis Drive, 8th Ave NE and 7th Ave NE, as well). Actual vehicular access points within each block will be determined with specific development proposals.

This Plat is consistent with the Development Agreement vision and will allow development that will enhance the overall live/work/play community as described in *Appendix A, Issaquah Highlands Guiding Principles* (see pages 5-8). Pursuant to Section 3.23 and 6 of the Development Agreement, a Plat is an “Implementing Approval”, which vests to the “Development Standards” established in the Development Agreement. Therefore, future development proposals within this Plat shall be vested to the Development Standards under the Development Agreement.

Permit History

- This parcel was included as part of the original land included in the Grand Ridge/Issaquah Highlands Development in 1996.
- In January 2002, a Site Development Permit for Microsoft’s Issaquah Highlands’ campus was approved (SDP01-001IH). The campus encompassed 150 acres including the land in this Plat.
- A Lot Line Adjustment – LLA14-00002 and Right-of-Way dedication (Recording No. 20140728000736) (“BLA”) resulted in the dedication of NE Discovery Drive and segregated the subject parcel into a new development parcel – “Lot B north of Discovery”.
- In March of 2016 Applicant granted access and utilities easements to Issaquah Highlands Investment Fund, LLC (“Polygon”) for the future extension of 7th Avenue through the Property and the future extension of NE Ellis Drive through the Property. The easement for 7th Avenue extension was amended and restated in December of 2016. Applicant also granted Polygon an access and utility easement for a 26’ strip along a portion of the shared property line between Lot B North of Discovery and Lot A of the BLA. These street segments are required to be constructed by Polygon in connection with their development on Lot A of the BLA.

The High Street Collection at Issaquah Highlands Plat is governed by a variety of development regulations set forth in the Development Agreement and its associated appendices. As part of the project narrative, the Applicant has prepared the following summary of regulations and the applicant’s response to these requirements.

III. Development Standards and Regulations

Main Body of the Development Agreement

The Main Body of the Development Agreement establishes the framework for all Issaquah Highlands development, per Section 18.06.120B of the Issaquah Municipal Code. To that end, the Development Agreement contains the base information for the Issaquah Highlands development, including land use allocation, development regulations, number of residential units, amount of retail and commercial square footage, required mitigation strategies, etc.

Under Section 3.2, of the Development Agreement, Allowable Development for Issaquah Highlands is established. This Plat includes the portion of the Allowable Development allocated

to the Property, and does not include any increase or change in the Allowable Development. Although this Plat allocates the Allowable Development for the Property across the blocks, the Applicant may reallocate Allowable Development between blocks so long as the total Allowable Development and its expected impacts and utility needs are not exceeded

Appendix A: Issaquah Highlands Guiding Principles

Appendix A provides guiding principles and establishes community expectations for the Issaquah Highlands. In general the application meets, or proposes to meet through future permit applications, the nine project principles in Appendix A.

The following are the nine Principles of the Issaquah Highlands project with selected text (shown in italics) provided as the basis for conditions or to indicate compliance, followed by discussion (in bold and underlined) regarding the ways in which the project currently does or proposes to comply.

1. **Sustainability and Stewardship:** *build a sustainable and sustaining community; resource-efficient buildings; encourage restoration, conservation, reduction, reuse, and recycling of site and landscape materials throughout the construction and operation of the project; develop mixed-used, pedestrian oriented communities*

Applicant Response: Green building or sustainable elements within the project will be developed with the building permit applications for specific development proposals within this Plat.

2. **Pedestrian Friendly Design:** *to establish through land use proximities and circulation infrastructure a community that encourages walking, bicycling, and transit use; conceptually clear, user friendly transportation system; functional and safe walkways and bike paths; access to retail, grocery, public facilities, and offices; give circulation priority to pedestrian scale proximities, activities, and orientation*

Applicant Response: Build-out of this Plat will further the pedestrian-friendly community that exists in the Issaquah Highlands due to the proximity to other existing uses (residential, hospital/medical office, and retail) and additional pedestrian connections to be created in connection with development proposals implementing the plat. The Plat allows for pedestrian connectivity via sidewalks and pedestrian pathways, which will be more particularly identified in connection with specific development proposals. The blocks and lots created by this Plat begin to give shape to the areas for future development and how pedestrians will navigate them.

3. **Integrated Diversity:** *diversity of incomes, public and private spaces that enhances the richness of people's lives; variety of housing; variety of neighborhood character.*

Applicant Response: The proposed Plat allows for the addition of a variety dense commercial, retail and some residential use where there currently is none, adding to the variety of neighborhood character.

4. **Community Values:** *while respecting individual privacy, create a very sociable public realm that enhances the community life of children, adults and seniors and promotes common values and shared responsibilities; provide children-sensitive design to meet current increased demographics; provide a visual language which clearly defines the boundaries of the different sections of the community; integrate a variety of safe places for children's play and exploration, including parks, community gardens, natural play spaces, and safe streets; provide safe and functional pedestrian and bicycling linkage to parks, schools, natural spaces, and community landmarks; provide land for community centers.*

Applicant Response: The project anticipates that 'sociable public realms' will be created through the use of sidewalks and pedestrian pathways that are attractive, safe, inviting, and pedestrian friendly. Designs for specific elements of a sociable public realm and pedestrian connections will be determined in connection with specific development proposals for each block and/or lot. Creating blocks and lots that can be developed in phases over time enhances the community and provides some parameters for development.

5. **Civic Celebration and Community Amenities:** *give special prominence, maximum public exposure, and extraordinary architectural quality to common community spaces; provide an overall urban design in which people can orient themselves; provide covered and open parks for games and sports; create design features to mitigate for the rainy season, extending pedestrian functioning beyond the sunny days.*

Applicant Response: The ultimate development under this Plat will afford a variety of spaces for social interaction around the commercial and retail spaces. Details for these spaces will be determined when a specific building permit application is made for the lots created through the Plat.

6. **Identity within Local Context:** *to give Grand Ridge a unique and memorable identity as a neighborhood district of the City of Issaquah.*

Applicant Response: The Plat positions the Property for further development that is consistent with Development Agreement policies and regulations.

7. **Self-sufficiency and Regional Contribution:** *create a complete community that accommodates living, working, learning, playing and nurturing while contributing to the richness, opportunity, and quality of life of the region.*

Applicant Response: This Plat sets the framework for proposed commercial and retail uses on each lot of the Property. The uses contemplated in the Plat accommodate living, working, learning and playing and will support the continued economic growth of Issaquah Highlands and the City and region as a whole.

8. **Vitality, Flexibility, and Collaboration:** *grow a vital and economically viable community where private business, government, citizens, and Issaquah Highlands community members themselves collaborate to respond to the issues and needs of a changing future; exploit strategic I-90 location; ongoing collaboration between private, public agency, residents, and citizens at large; flexibility to respond to a changing future.*

Applicant Response: The Plat provides for development of the commercial, retail and residential uses on a block-by-block or lot-by-lot basis as such uses become economically viable. Creating the blocks, lots, and potential future right-of-way tracts now enables the phased development of not only the site, but also supports the development of the adjacent residential project, which may construct some of the roadway and sidewalk connections prior to the development of the Property. As the last major piece of undeveloped property in Issaquah Highlands, it is important that the Property is planned and developed in a collaborative and connected manner with adjacent uses and projects. These connections with the surrounding community will provide for a diverse and economically viable integration of the community.

9. **Economy and Serviceability:** *adequate, safe, and reasonable circulation infrastructure to accommodate anticipated use with a minimum of paving.*

Applicant Response: Creation of the blocks and lots and the ultimate build-out of the proposed rights-of-way will provide the grid street pattern to maximize connectivity and complete the Urban Village build-out. The roadway connections proposed in this Plat were already anticipated to be part of the ultimate build-out of the Issaquah Highlands community and the Allowable Development allocated on this Plat was always anticipated by the Development Agreement.

Appendix B: Land Use Development Standards

Land use standards applicable to this Plat are located in Appendix B of the Development Agreement. The Property is located in Development Area 4. Development Area 4’s sub-areas have been modified by AM01-008IH to consolidate them into a single development sub-area. The land use development standards from the Development Agreement, as amended are set forth below.

Item	Development Area 4 Allowed
Permitted Land Uses	Residential, Retail, Recreational, Commercial (subject to limitations to protected groundwater)
Permitted Residential Density	5-80 du/ac

In accordance with AM01-008IH, floor area ratios (FAR) of 1.5 are applied on a district wide basis for the entire office campus and town center and the allowable FAR exceeds the allowed and remaining development rights contemplated with the application.

The proposed allocation of commercial, retail and residential uses is consistent with the provisions of Appendix B.

Appendix C: Quarry Area Development Standards

Appendix C outlines the Quarry operations that are no longer planned for Development Area 4.

The requirements of this Appendix are no longer applicable and the applicant does not plan any quarry activities with this application.

Appendix D: Stormwater Management and Ground Water Protection

Appendix D of the Development Agreement provides standards and requirements for stormwater management and ground water aquifer protection for the Issaquah Highlands.

The following are the Project Stormwater Design Standards identified in Appendix D with selected text (shown in italics) provided to summarize applicable standards, followed by discussion (in bold and underlined) regarding the ways in which the project proposes to comply.

A. Collection and Conveyance

“All open and closed stormwater conveyance systems shall be designed in accordance with KCSWDM “Core Requirement #4: Conveyance System”, and “Chapter 4 Hydraulic Analysis and Design, except that galvanized pipe shall not be allowed.”

Applicant Response: Additional stormwater drainage structures and pipelines required to service the project, whether within public rights-of-way, easements or private property, that collect and convey surface water will be designed in accordance with the 2009 King County Surface Water Design Manual as modified by the 2011 City of Issaquah Surface Water Design Addendum. Pumps may be required to discharge flows from development lots if topography requires. Galvanized pipe will not be used.

B. Water Quality Treatment

“Stormwater runoff shall be treated in accordance with the KCSWDM and specified project standards prior to discharge from the Grand Ridge Site.”

“Because much of the site is tributary to Lake Sammamish, water quality treatment facilities in urban areas and plat road runoff in rural areas shall be designed to achieve 50 percent removal of total phosphorous prior to discharge”.

Applicant Response: Two separate stormwater systems have been developed within Issaquah Highlands that may serve the proposed Plat. These are the Bypass and Reid Pond systems which have different water quality requirements.

Water quality treatment will be provided for the discharge of runoff from pollution-generating surfaces to the cities “clean” bypass storm system. Treatment facilities will be designed to achieve 50 percent removal of total phosphorous prior to discharge. Areas determined not pollution generating will not be treated.

Water quality treatment will not be provided for the discharge of runoff from pollution-generating surfaces to the cities Reid Pond system as water quality has been provided.

C. Infiltration System Design

“ Design to infiltrate all of the 100-year event and in accordance with Sections 4.5.2, 4.5.3 and 4.5.4 of the KCSWDM, except that the method of design may be by HSPF simulation using the 1950-1991 record run with a scaled 100-year 24-hour rainfall event included in the record.”

Applicant Response: The soil underlying the limits of the Plat has been determined to have limited infiltration capacity. Storm facilities that rely on infiltration to discharge stormwater are not proposed.

D. On-Site Retention/Detention

“On-site retention/detention for all North Fork and East Fork tributaries shall conform to Basin Wide Recommendation BW 2: Establishment of Erosion Protection Standard for On-Site Retention/Detention Facilities in Especially Sensitive Basins of the Issaquah Creek Basin and Non-Point Action Plan.”

Applicant Response: The Plat is within a drainage basin previously intended to drain to and be managed by drainage facilities constructed south of Discovery Drive and west of Swedish Hospital. Those facilities have been abandoned and are now owned by others. The applicant proposes the construction of new stormwater facilities on-site thereby eliminating discharge to the abandoned off-site systems.

As part of the diversion of runoff from the abandoned facilities, certain stormwater entitlements have been transferred to this site. These have been transferred on a pro-rata basis, representing a fair share of allowable discharge. The allocated discharge rate for the

High Street Collection Plat is 1.43 cfs during a 100 year storm event. Storm detention will be provided within the development blocks or new streets to achieve the allocated discharge.

A fee in lieu of detention may be paid to the City for impervious areas not detained by a detention facility. This fee will be calculated as \$ 0.628 per impervious square foot. The 1.43 cfs allocated discharge rate will apply to the remaining area of the plat requiring detention.

Stormwater from areas tributary to the city's "clean" bypass storm system will be treated prior to discharge. Stormwater from areas tributary to the city's Reid Pond system will not require treatment.

E. Discharge Methods and Locations

This section provides standards for "Stream Channel Discharges, Wetland Flow Augmentation Discharges and Emergency Overflow Bypass Discharges".

Applicant Response: Stormwater will discharge to the public storm drain systems in adjacent public rights of way. Discharge may be made to either the "clean" bypass system or the Reid Pond system. Where storm drain extensions are required to make connection to public systems, applicant will construct the extensions at their cost. Due to site topography pumping of stormwater from development lots may be required.

F. Temporary Erosion and Sedimentation Control – Quarry Operations

The requirements of this Appendix are no longer applicable as the applicant does not plan any quarry activities with this application.

G. Temporary Erosion and Sedimentation Control - Project Construction

"Temporary erosion and sedimentation controls for the Grand Ridge project will be designed to minimize the amount of sediment discharge offsite during construction. Because most of the areas to be developed are located in the Lake Sammamish drainage basin, control of sediment and other sediment-related pollutants, particularly phosphorous will be a primary concern.

Applicant Response: Construction will comply with the City's currently adopted Temporary Erosion and Sediment Control requirements.

Appendix E: Critical Areas Development Standards

There are no Critical Areas on the Property.

Appendix F: Water Service

Appendix F of the Development Agreement establishes requirements for the construction, ownership and operation of the water supply and distribution systems at Issaquah Highlands.

Applicant Response: The City has confirmed there is sufficient water supply and water storage to support the development density identified in this application.

Existing public distribution mains are located in the streets fronting the project site within Discovery Drive, 9th Ave NE and NE High Street. New distribution mains will be constructed by the Westridge Townhomes I development adjacent to and west of the project. These 12-inch mains are located within NE Ellis Drive and roads C, D and K fronting the project. Distribution mains will be constructed with the extension of road C (8th Ave NE) and NE Federal Drive as development of lot and block frontages occurs to complete a looped water system.

The applicant will construct distribution and service facilities required to serve the project at its cost. Construction of distribution mains and services will be performed in accordance with City Standards and will become part of the City's system upon acceptance by the Designated Official.

Water Conservation methods will be incorporated consistent with Issaquah Highlands project standards.

Appendix G: Sewer Service

Appendix G of the Development Agreement establishes requirements for the construction, ownership and operation of the sanitary sewer systems at Issaquah Highlands.

Applicant Response: The City has confirmed there is capacity in the downstream sewer system to support the development density identified in this application. Sewer Service will be provided by connection to existing and proposed City of Issaquah sewer mains in public right-of-way fronting the project.

Connection will be made to existing city sewer mains in N.E. High Street, N.E. Ellis Drive and NE Discovery Drive. Sewer extensions are proposed within NE Federal Drive, 8th Ave. N.E. and Discovery Drive to serve proposed development.

Construction of sewer mains and side sewers to serve the project will be performed in accordance with City Standards. All public sewer mains will be located in public rights of way or within utility easements that provide unobstructed space for access and maintenance.

Appendix H: Urban Road Design Standards

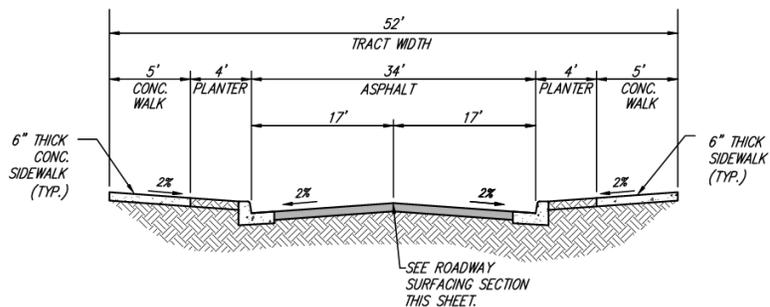
Appendix H of the development agreement outlines in table format a variety of road standards that govern the property. As referenced earlier, a number of roads have been constructed under these standards that serve the property. Separate from Appendix H, the City has adopted a number of Administrative Major Modifications (AMM) that also refine the standards.

The applicant anticipates constructing road extensions or connections consistent with the adopted (as modified) standards as shown on the Plat. Each road connections will be constructed as the adjacent lot(s) develops as part of specific development proposals on the Property. Certain road connections are expected to be made as part of the adjacent Polygon projects on Lot A of the BLA. These include 7th Ave NE and NE Ellis Drive, to be constructed to Sub-collector 1 street standards, and which shall eventually be dedicated to the City as public rights-of-way. Tract B and Tract D are expected to be built out by the adjacent Polygon development as public streets in accordance with the Subcollector-1 standards.

Each lot proposed by the Plat has frontage along existing public roadways, with additional frontage planned on future right-of-way tracts shown on the Plat. Specific access points for the buildings and parking areas or structure will be developed at the time of building permits contemplated within each of the lots within the High Street Collection Plat. Emergency access to each block is available from multiple locations.

Proposed Sub-collector 1 Streets (NE Federal Dr, 8th Avenue NE):

NE Federal Drive and the 8th Avenue NE extension be constructed to be Sub-collector 1 streets per the modified Sub-collector 1 street standard from the Development Agreement as indicated in the section below, and as modified by the adjacent Polygon projects. The standard provides for 10 foot wide travel lanes, 7 foot wide parking (both sides), 4 foot wide planter strips and 5 foot wide sidewalks.



(ROADS B, C, D, ELLIS, 7TH AVE.)
SUB-COLLECTOR #1
SECTION C-C (PUBLIC)

NO SCALE

Typical Sub-Collector 1 Street section

No further street development is contemplated with this application. Notwithstanding the foregoing, the proposal allows for building permit applications to include future development of character streets and/or alleys within the blocks developed with this application. It is anticipated that the build-out of this Plat will comply with the standards associated with all elements within Appendix H, as modified by the respective AMM including Street Trees, Curbs, Curb Ramps and Construction Details and Construction Access and Staging set forth in this appendix.

NE Park Drive

NE Park Drive is proposed to be a pedestrian connection only, the exact alignment and configuration of which will be determined in connection with a development proposal for Lot 1 or Lot 2 of the Plat. The pedestrian connection will connect to a pedestrian trail (that aligns with NE Park Drive) proposed as part of the adjacent Polygon development to the West. In connection with a development proposal on lots 1 and 2 of this Plat the applicant may elect to continue NE Park Drive onto the Property as a dead-end/turnaround, which could be used for vehicular access to buildings, on lots 1 and 2 and/or a festival street (which could be closed off to vehicular traffic on occasion to be used as public gathering space); however such vehicular extension shall not be required.

Appendix I: SEPA Compliance

Specific review and analysis of Issaquah Highlands (formerly known as Grand Ridge) occurred in 1995 with the Grand Ridge Environmental Impact Statement (EIS). When the Issaquah Highlands project was initially reviewed, the original development proposal received a Determination of Significance, and an EIS was prepared for the project (then known as Grand Ridge). A Final EIS was issued September 12, 1995.

This Plat is an Implementing Approval under the Development Agreement and the Allowable Development allocated by the Plat is within the Project Envelope analyzed in the Grand Ridge EIS; therefore, the existing Grand Ridge Environmental Impact Statement shall be utilized and no further State Environmental Policy Act checklist or threshold determination is required when an application for implementing approval is within the project envelope.

Appendix J: Master Transportation Financing Agreement (MTFA)

The MTFA includes obligations for improvements on Black Nugget Road, the North and South SPAR (Highlands Drive/9th Avenue), the Sunset Interchange, and the Park and Ride. At this point, all roadways identified above have been improved or constructed, and are open to traffic. The Park and Ride is constructed.

The MTFA obligations have been satisfied and no further action is required.

Appendix K: Capital Facilities Plan

This Appendix is included to provide for police, public works, fire and medical and general governmental, and parks and recreation, capital facilities and services for the urban portion of Issaquah Highlands.

This Plat and the Allowable Development allocated across the Property is included within the overall growth anticipated for Issaquah Highlands. The proposed capital facilities contributions in Appendix K of the Development Agreement have been satisfied and no further action is required.

Appendix L: Processing

Per Section 3.22.1 of the Development Agreement, “all applications for Implementing Approvals in the UGA shall be submitted to the City. The City’s application and review processing for the Grand Ridge Implementing Approvals are set forth in Appendix L.” A Plat application is clearly included as an “Implementing Approval” under the Development Agreement (see Section 3.23 (*Vesting of Development Standards and Mitigation*) and Section 6 (*Definition of “Implementing Approval”*)).

In accordance with Appendix L of the Development Agreement, the applicant is submitting this preliminary application. The applicant anticipates that this application for preliminary plat approval will follow the process and timeframes outlined in Appendix L and will go to the UVDC (referred to in the Development Agreement as the Grand Ridge Commission) for recommendation prior to City Council decision.

Appendix M: Elections and Modifications

Appendix M sets forth the standard and review procedures for modifications to the Development Standards. This Plat does not request any such modifications.

Appendix N: Development Standards

Development Standards, including the Dimensional standards are located in Appendix N of the Development Agreement. The following are the approved development standards for Development Areas 4.

Item	Development Area 4 (allowed)
Permitted Height	85 ft.
Minimum Street Setback	10 ft. only if adjacent to single family detached houses
Minimum Interior Setback	25 ft. only if adjacent to single family detached houses

Future building permit applications implementing the Plat will comply with the above Development Standards.

Appendix O: Parking

Summary:

Appendix O of the Development Agreement establishes parking standards for Issaquah Highlands. The original Appendix did not apply to Development Area 4. AM01-013IH modified Appendix O to expand its applicability to include this area.

Development Proposals implementing the Plat shall comply with Appendix O, unless otherwise approved by the City.

Appendix P: Landscaping Standards

Landscaping standards for Issaquah Highlands are established in Appendix P. The standards in this Appendix primarily address landscape buffers and parking lot landscaping. The original Appendix did not apply to Development Area 4. AM01-011IH modified Appendix P to expand its applicability to include Development Area 4.

Development proposals implementing this Plat shall comply with Appendix P, unless otherwise approved by the City.

Appendix Q: Sign Standards

Appendix Q governs signs at Issaquah Highlands. Originally this Appendix only applied to Development Areas 1-3, but AM01-012IH applies these standards to Development Area 4.

No signage is anticipated to be constructed with the High Street Collection Plat. Any future signage in connection with a development implementing the Plat will comply with Appendix Q, unless otherwise approved by the City.

Appendix R: Affordable Housing Standards

Appendix R sets out the terms of the affordable housing standards for Issaquah Highlands.

All affordable housing requirements of Issaquah Highlands have been satisfied. No further affordable housing is proposed or required with this Plat application.

Appendix S: Issaquah Highlands Urban Design Guidelines

The urban design guidelines (UDG) comprise a key part of defining the vision for Issaquah Highlands. The design guidelines serve the overall purpose of creating a framework to ensure the buildings, landscape, circulation system, social gather places, and open spaces relate to one another in a way that implements the vision.

This Plat distributes allowed development uses and lays the framework for future building permit applications. Specific building permit applications and/or site development plans will comply with the UDG for the Traditional Townscape area in which this Property is located..

Appendix T: Urban Trail Standards

Appendix T encourages a variety of experiences for pedestrian, bicycles, and other non-motorized modes of transportation within Issaquah Highlands through trails available to the public. Each of the Blocks in the High Street Collection shall have a mid-block pedestrian connection, the exact configuration and alignment of which shall be determined in connection with implementing development proposal(s) for that block. The Block A pedestrian connection shall connect 9th Avenue NE with the future right-of-way shown as Tract B. The pedestrian connection for Blocks B and C shall connect 9th Avenue NE to the future right-of-way tract shown as Tract D. Block D pedestrian connection shall connect NE Discovery Drive with future-right-of-way shows as Tract D. The pedestrian connection for Block E shall connection from NE Discovery Drive to the proposed Polygon trail that serves as an extension of NE High Street and shall not be required to be located in the middle of Block E, but rather may be located along the West edge of Block E.

Appendix U: Parks Plazas and Woonerfs

Appendix U provides the detail standards and requirements for all public parks and woonerfs with Issaquah Highlands.

No regulated Parks, Plazas or Woonerfs are anticipated or required as part of this High Street Collection Plat. Future development proposals implementing this Plat shall comply with Appendix U, as applicable.